

ZONING AND BUILDING AGENDA

OCTOBER 5, 2005

THE ZONING BOARD OF APPEALS RECOMMENDATIONS

267478 DOCKET #7728 – W. SZCZODRUCH & G. KARASINSKA, Owners, Application: Variation to reduce rear yard setback from 40 feet to 11 feet 7 inches for an attached garage addition in the R-5 Single Family Resident District. The subject property consists of approximately 0.19 of an acre, located on the southwest corner of north Lee Street and Anita Avenue in Wheeling Township. **Recommendation: That the applicant be granted a one year extension of time.**

Conditions: None

Objectors: None

269175 DOCKET #7815 - VANDERBILT BEACH, LLC, Owner, 300 South McLean Boulevard, Suite 3, Elgin, Illinois 60123; Application (No. MA-05-01; Z05012). Submitted by Law Offices of Francis J. Bongiovanni, 501 West North Avenue, Suite 406, Melrose Park, Illinois 60160 and Law Offices of Samuel V.P. Banks, 221 North LaSalle, Suite 3800, Chicago, Illinois 60601. Seeking a MAP AMENDMENT from the C-1 Restricted Business District to the C-4 General Commercial District for real estate and employment placement office in Section 26 of Hanover Township. Property consists of 9,500 square feet located on the northwest corner of Lake Street and Romajeau Parkway. Intended use: Real estate and employment placement office. **Recommendation: That the application be granted.**

THE ZONING BOARD OF APPEALS RECOMMENDATION FOR VARIATIONS

273388 DOCKET #7935 – F. SKIK, Owner Application: Variation to reduce both interior side yard setbacks from 10 feet to 3 feet; and increase the floor area ratio from .40 to .49 and reduce rear yard setback from 5 feet to 4 feet for new detached garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.09 of an acre, located on the east side of Lockwood Avenue, approximately 210 feet south of 48th Street in Stickney Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

273389 DOCKET #7936 – F. SKIK, Owner Application: Variation to reduce both interior side yard setbacks from 10 feet to 3 feet; and increase the floor area ratio from .40 to .49 and reduce rear yard setback from 5 feet to 4 feet for new detached garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.09 of an acre, located on the east side of Lockwood Avenue, approximately 180 feet south of 48th Street in Stickney Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

THE ZONING BOARD OF APPEALS RECOMMENDATION FOR VARIATIONS

273390 DOCKET #7939 – L. BOHNE, Owner Application: Variation to increase the floor area ratio from .15 to .19 for finishing of basement into living area in the R-3 Single Family Residence District. The subject property consists of approximately 0.92 of an acre, located on the east side of Chestnut Court, approximately 155 feet south of Carriage Lane in Lemont Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

273391 DOCKET #7945 – K. WREN, Owner Application: Variation to reduce right interior side yard setback from 15 feet to 5 feet for a detached accessory structure (lawn and garden shed) in the R-3 Single Family Residence District. The subject property consists of approximately 0.46 of an acre, located on the north side of Fitzsimmons Drive, approximately 500 feet west of Adsit Road in Palos Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

273392 DOCKET #7946 – L. SMITH, Owner Application: Variation to reduce right interior side yard setback from 10 feet to 5 feet (existing) and reduce left interior side yard setback from 10 feet to 3 feet (existing) to replace an existing detached garage on the same location in the R-5 Single Family Residence District. The subject property consists of approximately 0.14 of an acre, located on the north side of Armitage Avenue, approximately 320 feet east of Ruby Street in Leyden Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

273393 DOCKET #7947 – R. & L. DULEK, Owner Application: Variation to reduce front yard setback from 40 feet to 32 feet (existing) for a proposed addition in the R-4 Single Family Residence District. The subject property consists of approximately 0.69 of an acre, located on the west side of Potter Road, approximately 123 feet north of Harrison Street in Maine Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

273394 DOCKET #7850 – SCHOOL DISTRICT #211, Owner Application: Variation to combine two (2) lots into one (1) lot and to reduce lot area from 40,000 square feet to 13,267 square feet; reduce lot width from 150 feet to 100 feet; reduce left interior side yard setback from 15 feet to 11 feet for a proposed single family residence in the R-4 Single Family Residence District. This is an established class project for students at the #211 School District to learn carpentry, plumbing, etc. with proper supervision. The subject property consists of approximately 0.30 of an acre, located on the west side of Park Street, approximately 200 feet north of Morse Avenue in Schaumburg Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

NEW APPLICATIONS

- 273395 GIUSEPPINA SPEDALE, JOSEPH P. ROMANO AND FRANCESCA D. ROMANO, Owners, 8339 Oketo, Niles, Illinois 60714, Application (No. A-05-04; Z05161). Submitted by Dr. Samir Suleiman, 7617 West Belmont Avenue, Elmwood Park, Illinois 60707. Seeking a MAP AMENDMENT in the R-5 Single Family Residence District to the C-1 Restricted Business District for a one story medical building (if granted, under companion SU-05-09) in Section 14 of Maine Township. Property consists of approximately .42 of an acre located on the west side of Greenwood Avenue, approximately 112 feet south of Davis Street in Maine Township. Intended use: One story medical building.
- 273396 GIUSEPPINA SPEDALE, JOSEPH P. ROMANO AND FRANCESCA D. ROMANO, Owners, 8339 Oketo, Niles, Illinois 60714, Application (No. SU-05-09; Z05162). Submitted by Dr. Samir Suleiman, 7617 West Belmont Avenue, Elmwood Park, Illinois 60707. Seeking a SPECIAL USE in the C-1 Restricted Business District (if granted, under companion A-05-04) for a one story medical building in Section 14 of Maine Township. Property consists of approximately .42 of an acre located on the west side of Greenwood Avenue, approximately 112 feet south of Davis Street in Maine Township. Intended use: One story medical building.
- 273397 PAUL AND STACI SPASS, Owners, 12904 South Mason, Palos Heights, Illinois 60463, Application (No. MA-05-03; Z05150). Submitted by same. Seeking a MAP AMENDMENT from the R-4 Single Family Residence District to the R-5 Single Family Residence District to divide one (1) lot into two (2) lots for an existing single family residence and a proposed new single family residence on sewer and water in Section 32 of Worth Township. Property consists of approximately .69 of an acre located on the south side of 129th Street between Austin Avenue and Mason Avenue in Worth Township. Intended use: Existing single family home and new single family home.
- 273398 GREGORY J. DANIELS, Owner, 15 North 365 Old Sutton Road, Barrington Hills, Illinois 60010, Application (No. SU-05-07; Z05140). Submitted by same. Seeking a SPECIAL USE, UNIQUE USE in the R-1 Single Family Residence District for a nursery with associated landscaping business and retail sales and living quarters for employees consisting of three (3) mobile homes and two (2) existing metal barns in Section 28 of Barrington Township. Property consists of 19.642 acres located on the east side of Sutton Road and on the west side of Route 59, approximately 3,200 feet north of Higgins Road in Barrington Township. Intended use: Nursery with associated landscaping business and retail sales.
- 273399 JOZEK AND CELINA DUNAJCZAN, Owner, 4835 South Central Avenue, Chicago, Illinois 60638, Application (No. SU-05-08; Z05151). Submitted by same. Seeking a SPECIAL USE, UNIQUE USE in the C-5 Commercial Transition District to retain existing three (3) flat residential building and improvements in Section 9 of Stickney Township. Property consists of .216 of an acre located on the east side of Central Avenue approximately 297 feet south of 48th Street in Stickney Township. Intended use: Three (3) flat residential building.

* The next regularly scheduled meeting is presently set for Tuesday, October 18, 2005.